



LAKE COUNTY ENGINEER

550 Blackbrook Rd. Painesville, OH 44077
Phone: 440.350.2770 Fax: 440.352.8133

Site Grading and Drainage Approval

All necessary information must be provided on this form. The review and inspection fee shall be submitted with the development plan. Plans shall not be approved until the fee has been paid.

Email: _____

1. Owner Information

Name _____ Phone _____
Address _____ Cell _____
City _____ State _____ Zip _____

2. Agent/Contractor/Homebuilder Information

Name _____ Phone _____
Contact _____ Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____

3. Site Location Information

Facility /Site Name _____ Township _____
Address _____ Project Type _____
Zoning Permit # _____ Sublot # _____ (subdivision, commercial, single lot, etc.)
City _____ State _____ Zip _____

4. Payment Information

Make Checks Payable to Lake County Engineer

Date of Check: _____ Check #: _____ Amount: \$ _____

5. Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision and are to the best of my knowledge and belief true, accurate, and complete.

Printed Name: _____ Affiliation: _____

I authorize the Lake County Commissioners or its appointed agents to enter this property for the purposes of plan review, site inspection or compliance with the Lake County Stormwater Management Rules and Regulations for the duration of the project.

Signature: _____ Date: _____

6. Approval

Approved as submitted: Y N By: _____ Date: _____

____ Approved with the following stipulations: _____

____ Disapproved. Correct the following items: _____

Procedures, Technical Contents and Review of Fee Schedule for Site & Grading Plans in Unincorporated Areas

OFFICE OF THE LAKE COUNTY ENGINEER LAKE COUNTY, OHIO

If building site is within "Area of Special Flood Hazard" as defined in Lake County Flood Damage Prevention Regulations, the additional requirements shown in BOLD TYPE will have to be met. A development permit, as provided for in the Flood Prevention Regulations will be required before construction or development may proceed.

1. PROCEDURE

The following is a summary of the procedure that will be required for all applicants:

- A. Submit five (5) site plans to the local zoning department for approval. The zoning departments will keep one for its records.
- B. Submit the remaining four (4) plans to the County Engineer for approval. He will review plan, initiate any necessary changes, and retain one copy.
- C. Submit three (3) remaining site plans with three (3) sets of building plans to the Building Department who will forward one approved plan to the local zoning department and retain the other copies for their files.
- D. **"AS-BUILT" VERIFICATION WILL BE REQUIRED AFTER PLACEMENT OF LOWEST HABITABLE FLOOR AND BEFORE FURTHER CONSTRUCTION IS PERMITTED.**
- E. Final grading inspection and approval by the Building Department will be based on the final grade elevations as determined by a Registered Surveyor or Engineer (signature and Registration Number required). "AS-BUILT" grades shall be shown on an approved plan.
- F. Adjustments in grading may be required if sufficient conformance to site plan is not met.

2. TECHNICAL CONTENTS

A. RESIDENTIAL:

The following information shall be contained on the plan which shall be either 11" x 17" x 22" in size using any standard engineer's scale such as 1" = 20', 1" = 30', etc., and prepared by a registered engineer and/or surveyor (signature and Registration No. required). **IF SITE IS IN AN AREA OF SPECIAL FLOOD HAZARD, ALL REQUIRED ELEVATIONS SHALL BE GIVEN RELATIVE TO MEAN SEA LEVEL.**

1. Permanent bench elevation.
2. Existing and proposed elevation at lot corners.
3. Existing and proposed elevation at building corners.
4. Existing elevation at crown of road at intersection of lot line.
5. Existing bottom of road ditch or top of curb at intersection of lot line.
6. Elevation of sanitary sewer, location and invert and rim elevation.
7. Elevation of culvert or storm sewer, location and invert and rim elevation.
8. Proposed elevation of the basement first floor, and/or slab floor and garage.
9. Sublot number and subdivision name or tie to the nearest intersection street.
10. Front, side and rear set-back of all buildings.
11. Existing structures within 50' of all property lines.
12. Contour lines shall be shown on entire site and extended 50' beyond property lines with intervals as dictated by the following lot slope:
 - Less than 1% - 6"
 - 1% to 3% - 1'
 - Greater than 3% - 2'
13. Distance, size and elevation of adjacent drive culverts.
14. Size, invert elevation, and acreage of area drainage to drive or other stream enclosure. Size should be based on a minimum 3-year storm condition.
15. Lots adjacent to lakes or ponds shall show spillway elevation and dimensions.
16. **LOTS ADJACENT TO RIVERS OR STREAMS SHALL MAKE REFERENCE TO HIGH WATER ELEVATIONS AND FLOOD PLAIN LIMITS AS INSTRUCTED BY THE COUNTY ENGINEER.**
17. Roof downspout discharge points and direction.
18. Easements and deed restrictions related to storm drainage facilities which apply to any part of the site shall be shown.
19. All development will be reviewed for the possible effects of sediment and erosion damage and will be required to conform to the standard of the Lake County Engineer.

B. COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY (as defined by Township Zoning Regulations) add the following information:

20. Locate and topo all paved areas.
21. Curb types and grades.
22. Design of pavements with reference to soil CBR.
23. Underground profiles of improvements may be required.
24. Storm water control structures, and other drainage structures including grades and elevations.
25. Verification and calculations of drainage and pavement facilities.

It is suggested that major developments schedule a pre-design conference with the County Engineer for any special problems that may be encountered in a given area.

3. REVIEW FEE SCHEDULE:

- A. Residential Site Plan - \$25.00
- B. Commercial, Industrial, Multi-Family Site Plan - \$ based on disturbed area.